



CITY OF MOUNTAIN VIEW

ADMINISTRATIVE ZONING HEARING

## AGENDA

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WEDNESDAY, OCTOBER 28, 2015

PLAZA CONFERENCE ROOM AT CITY HALL – 500 CASTRO STREET

4:00 P.M.

1. **CALL TO ORDER**

2. **ORAL COMMUNICATIONS FROM THE PUBLIC**

This portion of the meeting is reserved for persons wishing to address the Zoning Administrator on any matter not on the agenda. Speakers are limited to three minutes. State law prohibits the Zoning Administrator from acting on nonagenda items.

3. **CONSENT CALENDAR**

3.1 **357 Castro Street, Suite 3A, Kyu Kim for Rumble Fish, 510-15-DRP; APN: 193-04-002**

Request for a sidewalk café to allow 8 tables and 16 chairs in Area 2 of the Flex Zone for Rumble Fish Restaurant, and a determination that the project is categorically exempt pursuant to Section 15304 (“Minor Alterations to Land”) of the CEQA Guidelines. This property is located on the east side of Castro Street between California and Dana Streets in the P-19 (Downtown) Precise Plan.

Project Planner: Lindsay Hagan

4. **PUBLIC HEARINGS**

4.1 **185 and 201 Moffett Boulevard, Vincent Isola, 396-15-UPA; APN: 158-44-003**

Request for a Conditional Use Permit for a parking reduction to provide 1 parking space in lieu of the 16 required parking spaces, to create two tenant spaces in an existing commercial building for a 1,797 square foot photography studio and a 3,000 square foot office use, and a determination that the project is categorically exempt pursuant to Section 15301 (“Existing

Facilities”) of the CEQA Guidelines. This property is located on the east side of Moffett Boulevard between Central Expressway and Central Avenue in the CRA (Commercial/Residential-Arterial) District.

Project Planner: Mariya Hodge

**4.2 Charleston Retention Basin, Google Inc., 001-15-PCZA; APN: 116-11-012, 116-11-013, 116-11-014, 116-11-020, 116-11-027, 116-11-036, and 116-11-037**

Request for a Planned Community Permit for a habitat expansion and restoration project at and around the Charleston Retention Basin, including the removal of 134 existing parking spaces to allow for new planting areas; the comprehensive replanting of the upland basin areas with native plants and trees; the realignment and improvement of the existing pedestrian path around the basin, a new separate bicycle path in the southwestern quadrant, and two new pedestrian bridges across the basin; a Heritage Tree Removal Permit to allow the removal of 119 Heritage trees; and a determination that the project has prepared an Initial Study/Mitigated Negative Declaration pursuant to CEQA Guidelines. The project site is located east of North Shoreline Boulevard between Stierlin Court and Charleston Road in the P-39 (North Bayshore) Precise Plan and F (Flood Plain) District.

Project Planner: Stephanie Williams

**5. ADJOURNMENT**

LB/7/CDD  
892-10-28-15A-E

### AGENDA FOR BOARDS, COMMISSIONS, AND COMMITTEES

- The Administrative Zoning Hearing meets regularly on the second and fourth Wednesday of each month at 4:00 p.m. at City Hall, Second Floor, in the Plaza Conference Room, 500 Castro Street.
- Interested parties may review the agenda posted at the front of City Hall, 500 Castro Street, beginning Friday evening before each meeting and at the Community Development Department, 500 Castro Street, First Floor, beginning Monday morning.
- Questions or comments regarding the agenda may be directed to the Zoning Administrator or the Project Planner listed under each item at (650) 903-6306.
- **SPECIAL NOTICE—Reference: Americans with Disabilities Act, 1990**  
Anyone who is planning to attend a meeting who is visually or hearing-impaired or has any disability that needs special assistance should call the Community Development Department at (650) 903-6306 48 hours in advance of the meeting to arrange for assistance. Upon request by a person with a disability, agendas and writings distributed during the meeting that are public records will be made available in the appropriate alternative format.
- The Zoning Administrator may take action on any matter noticed herein. The Zoning Administrator's consideration of and action on the matters noticed herein are not limited by the recommendations indicated in the agenda.

### ADDRESSING THE ZONING ADMINISTRATOR

- Interested parties are entitled to speak on any item listed on the agenda and are requested to fill out the yellow cards available at the rear of the Plaza Conference Room and deposit them with the staff. This will assure that your name and city of residence are accurately recorded in the minutes and that your interest in speaking is recognized.

### ADMINISTRATIVE ZONING HEARING REVIEW PROCESS

The Zoning Administrator is the approval body for all applications referred by the Development Review Board requiring a Conditional Use Permit, Variance, Planned Unit Development, or Planned Community Permit.

At the hearing, the applicant/agent will be asked to make a brief presentation on the proposal. Comments from the public shall be heard after the Zoning Administrator has opened the public hearing and prior to the Zoning Administrator taking action or making a recommendation.

The Zoning Administrator can take the following actions on projects being heard:

- Conditionally approve the project.
- Continue the project indefinitely and will be renoticed.
- Continue the project to a specific date.
- Take the project under advisement—pending additional information for staff's review.
- Deny the project.

The decisions of the Zoning Administrator are final unless appealed to the City Council by filing an appeal with the City Clerk within 10 calendar days of the date of findings. No building permits shall be issued during this 10-day period.